

# FREQUENTLY ASKED QUESTIONS



This section covers the most common questions we've received about our up and coming RV site ownership at our Harrison-Agassiz and Parksville locations.

## Question 1

### What does buying a site include?

Your purchase includes:

- Exclusive use of your site with 100-year registered land lease.
- Access to community amenities and common areas as outlined in the Community Bylaws.
- A monthly Community Fee that covers water, sewer, garbage, recycling, and common-area maintenance.
- Ability to rent your RV site once the rental pool agreement has been signed.

## Question 2

### What exactly am I purchasing?

You are purchasing a 100-year registered land lease agreement granting use of your designated RV site. This gives you exclusive use of your site and access to the resort's amenities and shared spaces.

## Question 3

### How do I buy a site?

Contact our sales team on our website at [pathfinderrvlotsales.com](http://pathfinderrvlotsales.com) or by calling 778-200-8423.

## Question 4

### When will my site be ready for use?

Once your purchase is completed and all paperwork/payments are finalized, you can start using your site the day after your closing date.

**Question 5**

**Is there financing available?**

Yes! We offer financing with no credit checks and coverage for up to 50% of your site's cost. Enjoy no payments in the first year and interest-only payments at 4.99% in years 2–3, followed by 8% thereafter. For full details, request our financing information sheet from our team.

---

**Question 6**

**Can our RV stay on the site year-round?**

Yes, your RV may remain year-round, but full-time occupancy is not permitted unless permitted by local bylaws. Your RV must remain roadworthy and movable, with no permanent foundations.

---

**Question 7**

**Who pays property taxes, and how much are they?**

Taxes are paid by the resort and shared equally among site owners. At Parksville, the current share per site is about \$120/year.

---

**Question 8**

**What's the current monthly fee?**

The Community Fee is \$275/month plus GST, subject to annual increases of CPI + 2%. Electricity is billed separately; water and sewer are included.

---

**Question 9**

**Can a fence be installed?**

Yes, all improvements simply need written approval first so we can make sure everything matches community standards and local rules, and be pre-approved by management, and comply with bylaws. (See Condition 1 on page 5). Approved contractors must be used.

---

**Question 10**

**Can I choose where services are located on my site?**

No. Services are pre-placed and cannot be moved.

---

**Question 11**

**Are utilities included in the monthly fees?**

Water and sewer are included. Power is billed separately.



**Question 12** Will water be available year-round?

Yes.

---

**Question 13** Are the monthly and maintenance fees the same for each site?

Yes — all lots share the same Community Fee unless amended by management.

---

**Question 14** Are fees charged all year or only during occupancy season?

Yes, fees apply every month of the year, regardless of whether the site is occupied. They support maintenance, staffing, and shared infrastructure.

---

**Question 15** Are park models allowed?

Yes, but conditions apply. Park models must be placed on designated RV sites and follow seasonal use limits. Subject to CSA standards, size/power conditions, and local bylaws.

---

**Question 16** Will the trees remain on the site?

Yes, as many trees as possible will be preserved. Removal will only occur when required for safety or bylaw compliance.

---

**Question 17** What shared amenities are available?

Amenities include a pool, playground, restrooms, and green spaces. Laundry and store services are available separately.

---

**Question 18** Can I store other trailers, boats, or extra vehicles on my site?

Only temporary storage is permitted and must follow the bylaws. Street parking is allowed only in designated areas. Storage rules depend on management approval.

**Question 19**    **Can I sell or assign the site?**

Yes, you may resell your site, subject to:

- Management approval
  - Transfer fees
  - RV Approval
  - The new buyer signing a new 100-year registered land lease
  - Buyer assuming all outstanding bylaw violations and costs on the site
- 

**Question 20**    **Are pets allowed?**

Yes! You may have up to two pets, with management approval and a signed pet agreement. Pets must be leashed, well-behaved, not disruptive; excessive barking or aggressive behaviour will not be tolerated.

---

**Question 21**    **Can I cover the site with gravel or request extra?**

Yes, extra gravel can be added at your request. A cost estimate and approved contractor will be provided. (See Condition 1 on page 5).

---

**Question 22**    **Are roofs, lean-tos, sheds, or other structures allowed?**

No, these are not permitted unless otherwise approved. (See Condition 1 on page 5).

---

**Question 23**    **Will sites be cleared, leveled, and graveled**

Yes, each site will be prepared with a level gravel pad. The remainder will be left natural for you to personalize.

---

**Question 24**    **Can I pour a concrete RV pad?**

Yes, concrete pads are allowed (gravel is more common), as long as the work is approved in advance. Concrete is at the site owner's cost. Subject to local bylaws. (See Condition 1 on page 5).

**Question 25**

**Can my site generate income for me?**

Yes. You may rent out your site, but only through the official rental program through the resort’s booking system. You’ll receive a portion of the revenue, and:

- Set-up fees
- Turnover/cleaning fees
- A revenue split
- A formal rental pool agreement will govern these terms.

After registration, the process is:

- 1 You receive a purchase contract with the 100-year registered land lease for your chosen site at Parksville or Harrison-Agassiz.
- 2 You review the contract with a professional of your choosing.
- 3 Both parties sign the agreement.
- 4 Final closing documents are sent to you or your lawyer, and you take ownership of your site.

**Condition 1 (General Rule for Modifications)**

All modifications (fences, pads, gravel, sheds, or other upgrades) require:

Prior written approval  
from management

Compliance with  
local bylaws

Installation by an  
approved contractor

Unauthorized modifications are not permitted.